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0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

716,800 / 716,800

USE VALUE:

716,800 / 716,800

ASSESSED:

716,800 / 716,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KIRCHHEIMER ELLEN/TRUSTEE	
Owner 2: ELLEN J KIRCHHEIMER REVOCABLE	
Owner 3: TRUST	

Street 1: 27 LAFAYETTE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: MELVIN LORENE I -	
Owner 2: -	

Street 1: 27 LAFAYETTE ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1919, having primarily Wood Shingle Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4000.000	281,000	3,800	432,000	716,800		876
							GIS Ref
							GIS Ref
							Insp Date
							10/14/17

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 2	- Bungalow			Full Bath: 1	Rating: Average														
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating:														
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:														
Sec Wall: 1				OthrFix: 1	Rating:														
Roof Struct: 2	- Hip																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: GREY				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue: 1	Rating: Average														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1919	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %														
Prim Int Wal 1	- Drywall			Functional:	%														
Sec Int Wall: 1	%			Economic:	%														
Partition: T	- Typical			Special:	%														
Prim Floors: 3	- Hardwood			Override:	%														
Sec Floors: 1	%			Total: 10.8	%														
Bsmnt Flr: 4	- Carpet			CALC SUMMARY															
Subfloor:				Basic \$ / SQ: 100.00															
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3	- Typical			Const Adj.: 1.00989902															
Insulation: 2	- Typical			Adj \$ / SQ: 136.336															
Int vs Ext:				Other Features: 82500															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 315025															
% Com Wal	% Sprinkled			Depreciation: 34023															
				Depreciated Total: 281002															
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 001.0-0003-0012.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	14X18	A	AV	1919	24.92	T	40	101			3,800		3,800		
More: N				Total Yard Items:				3,800	Total Special Features:								Total:	3,800	